



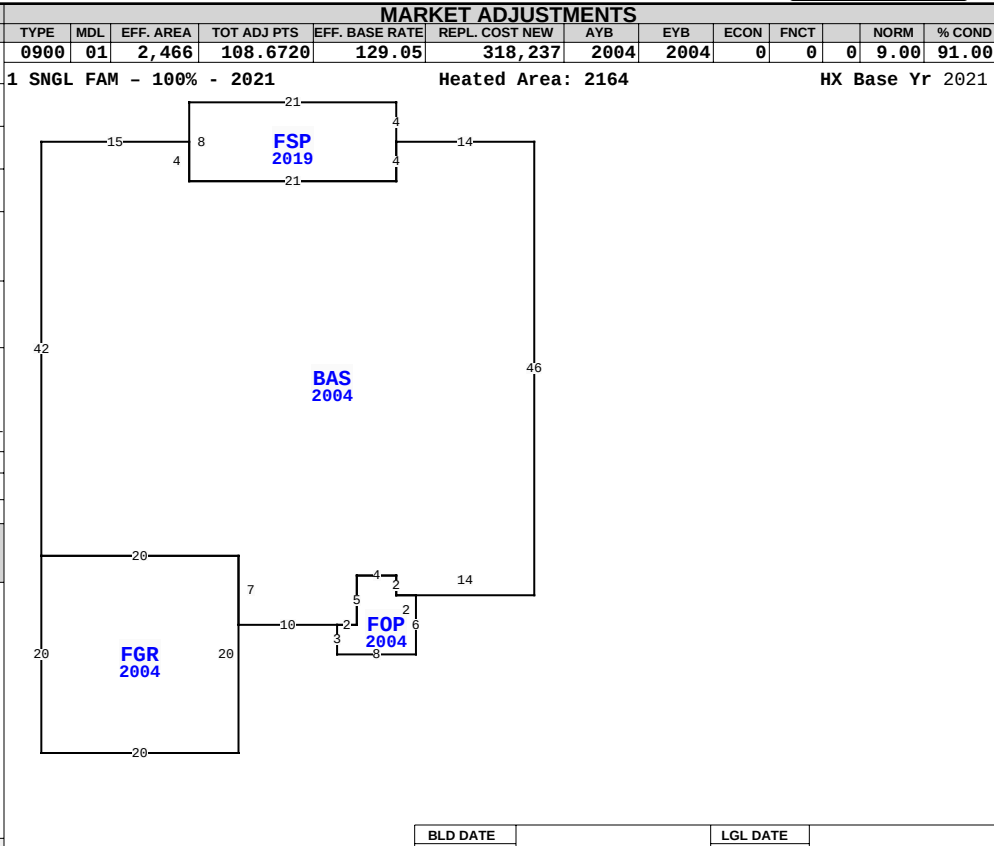
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,164	100	2,164	254,130
FGR	400	55	220	25,836
FOP	50	30	15	1,762
FSP	168	40	67	7,868
TOTALS	2,782		2,466	289,596

TOTALS		2,782	TOTALS		2,466	TOTALS		289,396
EXTRA FEATURES								
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W		
1	0811	CONCRETE B	0	100	0	0		
2	0476	VF 6 SBPL	0	100	0	0		
3	0470	VNYL GATE	0	100	0	0		
4	0855	CONC PAVER	0	100	10	14		

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R
1	000100	C	SFR	100	
REVIEW DATE		05/11/2020		BY	KWA



31031 GRASSY PARKE DR, FERNANDINA BEACH													
TOTAL OB/XF 10,158													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			289,596
TOTAL MARKET OB/XF VALUE			10,158
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			364,754
SOH/AGL Deduction			225,619
ASSESSED VALUE			139,135
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			89,135
TOTAL JUST VALUE			364,754
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			291,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106175	ROOF	14,170	05/13/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2375/0606	7/10/2020	WD	Q	I	01	278,000	
GRANTOR: MUELLER ANDREW C & MA							
GRANTEE: WRIGHT KATHLEEN F &							
2099/1368	2/06/2017	WD	Q	I	01	255,000	
GRANTOR: TAYLOR ALFRED & ROSAR							
GRANTEE: MUELLER ANDREW C &							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2004] W14 FSP=[YR=2019] N4 W21 S8 E21 N4\$ S4 W21 N4 W15 S42 FGR=[YR=2004] S20 E20 N20 W20\$ E20 S7 E10 FOP=[YR=2004] S3 E8 N6 W2 N2 W4 S5 W2\$ E2 N5 E4 S2 E14 N46\$.													